034.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	522,600 / 522,600
					USE VALUE:	522,600 / 522,600
					ASSESSED:	522,600 / 522,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		FREMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONLEY GREGORY P &	
Owner 2:	MASON SHAUNA	
Owner 3:		
Street 1:	73 FREMONT STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	RIOPELLE ROBERT P/REBECCA R -
Owner 2:	-
Street 1:	73 FREMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,491 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 1188 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2491.000	206,000		316,600	522,600
Total Card	0.057	206,000		316,600	522,600
Total Parcel	0.057	206,000		316,600	522,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.90 | /Parcel: 439.9

Legal Description

User Acct 23236

GIS Ref

GIS Ref

Insp Date 12/06/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 034.0-0001-0007.0

!2762!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	206,200	0	2,491.	316,600	522,800	522,800	Year End Roll	12/18/2019
2019	101	FV	154,600	0	2,491.	286,900	441,500	441,500	Year End Roll	1/3/2019
2018	101	FV	154,600	0	2,491.	272,100	426,700	426,700	Year End Roll	12/20/2017
2017	101	FV	154,600	0	2,491.	237,500	392,100	392,100	Year End Roll	1/3/2017
2016	101	FV	154,600	0	2,491.	202,800	357,400	357,400	Year End	1/4/2016
2015	101	FV	126,100	0	2,491.	188,000	314,100	314,100	Year End Roll	12/11/2014
2014	101	FV	87,800	0	2,491.	155,800	243,600	243,600	Year End Roll	12/16/2013
2013	101	FV	87,800	0	2,491.	148,400	236,200	236,200		12/13/2012

PRINT

Date	Time
12/10/20	18:07:05

LAST REV

Date	Time
05/14/19	14:05:55

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2762

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIOPELLE ROBERT	63492-234		4/16/2014		460,000	No	No		
HOLT STANLEY--E	49435-219		5/11/2007		265,000	No	No		
	20847-307		10/1/1990		125,000	No	No		Y

USER DEFINED

Prior Id # 1:	23236
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
5/14/2009	Info At Door	189	PATRIOT
12/3/2008	MLS	MM	Mary M
7/28/2007	MLS	HC	Helen Chinal
2/20/2000	Mailer Sent		
2/17/2000	Measured	270	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2491		Sq. Ft.	Site		0	64.	1.99	3									316,627						316,600	

Total AC/HA: 0.05719 | Total SF/SM: 2491 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 316,627 | Spl Credit | Total: 316,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	253090
Depreciation:	47075
Depreciated Total:	206016

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	1

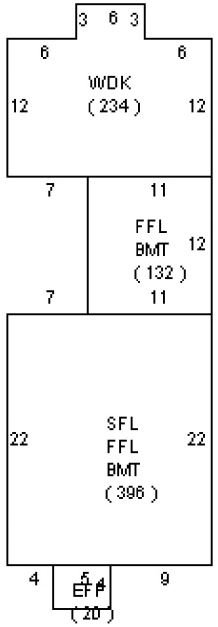
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	126.11
Special Features:	0	Val/Su Net:	120.75
Final Total:	206000	Val/Su SzAd	222.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	528	60.530	31,962
FFL	First Floor	528	126.110	66,587
SFL	Second Floor	396	126.110	49,940
WDK	Deck	234	9.600	2,246
EFP	Enclos Porch	20	67.820	1,356

Net Sketched Area:	1,706			Total:	152,091
Size Ad	924	Gross Are	1706	FinArea	1188

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	